| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Bonita Wilkerson<br>815 Allen Road<br>Nashville TN 37214 | Same | Southeast Title<br>907 Rivergate Parkway S-B-1<br>Goodlettsville, TN 37072 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $132,500.00

Affiant
Subscribed and sworn to before me on 03/15/07.

Notary Public

My Commission Expires: 3-20-10

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Map & Parcel No.
96-14-205

Davidson County DEEDWARR
Recvd: 03/21/07 10:35 2 pgs
Fees:13.00 Taxes:490.25
20070321-0034153

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Derek R. Gibson, a single man, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Bonita Wilkerson, unmarried, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Property commonly known as: 815 Allen Rd., Nashville, TN 37214 County of Davidson

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 734, on the plan of Cloverhill, Section 9, as shown on plat of record in Plat Book 2331, Page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Derek R. Gibson, a single man, by deed from Michael Shayne Owensby, a married man, dated 5/20/05 and filed of record in Instrument No. 20050715-0082383, said Register's Office.

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 815 Allen Road, Nashville, TN 37214.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 03/15/07.

Derek R. Gibson

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

Personally appeared before me, the undersigned authority, a Notary Public of said County and State, Derek R. Gibson, a single man, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of March, 2007.

Notary Public

GIBVANDER HEYDEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES 05/30/2007

My Commission Expires:
5/30/2007

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067